



KAMEHAMEHA SCHOOLS

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The Honorable Charles Djou
Chair, Zoning Committee
and Council Members
Honolulu City Council
530 South King Street, Suite 202
Honolulu, Hawaii 96813

2007 FEB -21 A 10:03

CITY COUNCIL
HONOLULU, HAWAII

Dear Council Member Djou,

It was a pleasure meeting you earlier this month and discussing concerns with Bill 86. As discussed in our meeting, placing a moratorium on development along the 20+ mile proposed rapid transit route will negatively impact the economy of the communities along the route. To ask land owners to stop projects they may have already invested significant time, money and other resources on planning sends the wrong message to the business community. Will the City accept the liability for the reduced value in land price due to the inability to develop on the site, will property taxes be lowered? How will our City continue to grow when no development is allowed? The real estate industry is one of the State's largest economic sectors second to government- has the impact of a moratorium to this sector been assessed?

How can we hope for affordable housing when there is no chance of any housing to be constructed within the largest housing area in West Oahu- a moratorium would put a stop to the supply of new housing which means prices can only continue to rise as demand is not going away.

While we do not feel that Bill 86 is necessary as an interim measure, Kamehameha Schools supports any future plan which proposes better land efficiencies along transit alignments. As a land owner, we are opposed to the bill in any form. To place a moratorium on all development is simply poor planning. We understand the need to plan responsibly for the upcoming transit system and pledge to work beneficially with City and County officials to develop guidelines and plans to optimize development along the transit corridor and to work pro-actively within the community to understand how to meet local needs and preferences.

Finally, how can one place a moratorium when the transit stops have not even been identified and an EIS will not be completed for another 18-24 months? Aren't we putting the cart before the horse with this moratorium? I urge you to not implement a moratorium on development in any form.

Thank you for your consideration in this very important matter.

Sincerely,

Catherine O'Camp
Kamehameha Schools

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